

Non-Residential Design Review Committee Meeting Minutes April 13, 2012

The Bethany Beach Non-Residential Design Review Committee (NDRC) held a meeting on Friday, April 13, 2012 in the Town Council Meeting Room.

Members present: Lew Killmer, who presided: John Hendrickson, Faith Denault and Susan Frederick. Jim Weisgerber was officially excused from this meeting.

Also present: Tia Sexton and John Speziale, tenants of 14 N. Pennsylvania Ave., Dr. Bruce Frye, Lauren Alberti, Mayor Tony McClenny Olmstead and Seville Pettit, Administrative Secretary.

Call to Order

Mr. Killmer called the meeting to order at 2:10 p.m.

Approval of the Agenda

Mrs. Denault made a motion to approve the agenda; the motion was seconded by Mrs. Frederick and was unanimously approved by the committee.

New Business

The purpose of the meeting is to discuss and vote on an application submitted by Tia Sexton, tenant of 14 N. Pennsylvania Avenue, for a modified exterior to the existing building and a new sign. Modifications to include new paint, lighting, stonework and retractable awning for property located at 14 N. Pennsylvania Avenue, Lot 23, Block 102 in the C-1 Commercial Zoning District, Bethany Beach, DE.

Mrs. Frederick presented an overview of the proposed application. The applicant is requesting approval of modifications to the façade of the existing building located on the corner of 14 N. Pennsylvania Ave and Campbell Place as well as new sign and new lighting fixtures. Modifications to the exterior of the building are as follows:

- Remove the existing awning over the large window on N. Pennsylvania and install a new stone tile surface to the entire front of the building.
- Install a new oval sign (14 Global) over the center window that measures approximately 6 feet x 3 feet along with gooseneck style lighting fixtures.
- Paint the wall fronting on Campbell Place a dark brown (similar to the colors in the sign)
- Add a retractable awning and down lighting along the wall fronting on Campbell Place where several outside tables will be located

The sign is approximately 18 square feet in size and is made from a variety of materials.

Ms. Sexton stated the proposed awning will be retractable and 41 feet wide and will be able to withstand 80 mph wind.

Mr. Killmer questioned the type of lighting that will be used for the business.

Ms. Sexton replied the proposed lighting would be an oil-rubbed bronze outdoor wall mounted light on the Campbell Place side of the building. The sign would be illuminated using gooseneck style lighting.

Mr. Killmer asked if there would be outside seating at the new business. Ms. Sexton answered there will be total seating for 80 customers that include 24 spots for outside seating. The seating will be arranged to have all chairs within the property line and not encroaching onto the public walkway when in use.

Mr. Hendrickson asked how the new stone façade would end on the edges of the building. Mr. Speziale answered a cap piece can be ordered for the edges of the building. Ms. Sexton proposed a wooded cap piece to compliment the proposed signage.

After reviewing the proposed application, Mrs. Denault made a motion to approve the application as submitted. The motion was seconded by Mr. Hendrickson and was unanimously approved by the NDRC.

Approval of Minutes from February 10, 2012 Meeting

Mrs. Denault made a motion to approve the minutes dated February 10, 2012. The motion was seconded by Mr. Hendrickson and was unanimously approved.

Adjourn

The meeting was adjourned at 2:29 p.m.

Respectfully Submitted,

Seville Pettit
Administrative Secretary

